

State of Nevada  
Office of the Attorney General  
Buildings and Grounds Section

# ATTORNEY GENERAL OFFICES COMPLEX

100 North Carson Street  
Carson City, Nevada 89701

**Site Number: 9917**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in November 2021

State of Nevada  
Office of the Attorney General  
Buildings and Grounds Section

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9917

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2311	HEROES MEMORIAL ANNEX 198 S. Carson Street Carson City	6819	1951	1/26/2021	\$2,400	\$6,076,600	\$68,190	\$6,147,190	\$3,409,500	180%
0244	HEROES MEMORIAL BUILDING 198 S. Carson Street Carson City	13992	1920	1/26/2021	\$36,200	\$12,955,400	\$197,320	\$13,188,920	\$9,794,400	135%
2950	SERVICE CUBE BUILDING 198 S. Carson Street Carson City	4800	1994	1/26/2021	\$13,200	\$1,804,800	\$125,700	\$1,943,700	\$4,320,000	45%
0261	FRANKIE SUE DEL PAPA BUILDING 198 N. Carson Street Carson City	14680	1920	1/26/2021	\$10,500	\$30,000	\$1,904,100	\$1,944,600	\$13,212,000	15%
0306	ATTORNEY GENERAL'S OFFICE 100 N. Carson Street Carson City	23100	1937	1/26/2021	\$114,000	\$0	\$624,300	\$738,300	\$13,860,000	5%
9917	ATTORNEY GENERAL OFFICES COMPLEX 100 N. Carson Street Carson City		0	1/26/2021	\$0	\$282,900	\$16,100	\$299,000		0%
Report Totals.....:		63,391			\$176,300	\$21,149,700	\$2,935,710	\$24,261,710	\$44,595,900	54%

### Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.



## SPWD Facility Condition Analysis

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## ATTORNEY GENERAL OFFICES COMPLEX BUILDING REPORT

The buildings at this office complex site include the Attorney General's Office, The Heroes Memorial Building, The Heroes Memorial Annex, the Service Cube Building and the Frankie Sue Del Papa Building (Old Ormsby County Courthouse). The site is mostly surrounded by manicured grounds of turf, shrubs and mature trees. There are sidewalks and ADA accessible routes into the buildings that are in good condition. A parking lot now occupies the area that previously was the old Carson City Firehouse building. The site is subject to flooding during heavy precipitation events.

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects: \$282,900**

**Necessary - Not Yet Critical**

**Two to Four Years**

#### REPLACE STAIR HANDRAILS/ GUARDRAILS

**Project Index #: 9917SFT3**

**Construction Cost \$32,900**

The handrails and guardrails on the exterior stairs at the front and rear of the Attorney General's Office and the fire escape stairways from the Heroes Annex Building, do not meet code for safety or accessibility. The gripping surfaces are incorrect, the handrails do not have proper returns and/or there are improper or missing guardrails. This project recommends the installation of new handrails, on both sides of the stairs, with proper guardrails, returns and supports. The rails should be replaced at the Heroes Memorial fire escape and the Heroes Memorial Annex fire escape. The 2018 IBC Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

#### SITE DRAINAGE PROJECT

**Project Index #: 9917SIT1**

**Construction Cost \$250,000**

There are several site drainage problems around the complex including improper roof drains and window wells without drains. The site is fairly flat and the grading slopes toward the building in several locations, most noticeably at the Heroes Memorial and Heroes Memorial Annex. Several reports of water seeping into the building's basement have been reported over the past few years. Some of the roof drains do not drain to the storm drain system resulting in pooling against the buildings and leaking into the building. There have been reports of water accumulation in several of the window wells on the Attorney General's Office due to drainage problems. This project recommends grading the site, and installing a system of drains, catch basins and storm drain connections to minimize recurring flooding, water movement and accumulations. It would be most beneficial if this project be incorporated with the fence project that is also included in this report.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects: \$16,100**

**Long-Term Needs**

**Four to Ten Years**

#### CRACK FILL & SEAL ASPHALT PAVING

**Project Index #: 9917SIT7**

**Construction Cost \$16,100**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the northwest parking lot within the next 4 - 5 years. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 9,736 square feet of asphalt area was used to generate this estimate.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0
Priority Class 2:	\$282,900
Priority Class 3:	\$16,100
Grand Total:	\$299,000

**SERVICE CUBE BUILDING**

SPWD Facility Condition Analysis - 2950

Survey Date: 1/26/2021

## **SERVICE CUBE BUILDING BUILDING REPORT**

The Service Cube Building is a concrete, granite and steel framed structure with a single-ply roofing system and a concrete foundation. The roofing was installed in 2005 with a 15 year warranty. It provides Men's and Women's restrooms, janitor's closets, a lobby area, elevator and stairs. There are two corridors, one which connects to the main Attorney General's Office and the other to the Heroes Memorial and Annex building. The Cube building contains the HVAC equipment for the Annex, A. G. Office and Heroes buildings. The mechanical systems are original to the building and will be addressed in this report. The restrooms are mostly ADA compliant and the corridors provide ADA compliant ramps to the other connected structures. The building is protected by fire alarm and fire suppression systems. The facility is in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$13,200****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2950ADA2****Construction Cost \$12,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2018 IBC Chapter 11, ICC/ANSI A117.1 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include modifying the lavatory counter to ensure that there is enough legroom under the counter to comply with ADAAG 4.19. Currently, the counter does not provide a clearance of 29 in. above the finish floor nor does it provide a clearance of 8 in. in depth under the counter. This estimate is for two Men's and two Women's restrooms. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**ADA SIGNAGE****Project Index #: 2950ADA1****Construction Cost \$1,200**

Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. Americans with Disabilities Act Accessibility Guidelines (ADAAG) was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,804,800****Necessary - Not Yet Critical****Two to Four Years****CENTRAL PLANT REPLACEMENT****Project Index #: 2950HVA1****Construction Cost \$1,800,000**

The major components of the HVAC central plant are original equipment, are approaching 30 years old, and are near the end of their useful life. Replacement equipment will be more reliable, efficient, and will include code-required safety provisions that are not currently installed. The R-22 refrigerant in the existing chiller system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. The temperature controls will be upgraded to improve energy efficiency. This project will replace the existing central plant equipment including chiller, cooling tower, boiler and associated pumps and accessories. Architectural modifications to the central plant are included in this estimate.

This project is in construction under CIP 21-M01 and the estimate is based off that project.

**JANITORS CLOSET REPAIRS****Project Index #: 2950PLM1****Construction Cost \$1,500**

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced plastic (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of 3 Janitors Closets.

**WATER HEATER REPLACEMENT****Project Index #: 2950PLM2****Construction Cost \$3,300**

There is a 75 gallon gas fired water heater in the building. The average lifespan of a water heater is eight to ten years. This unit was installed in 2003. It is recommended that a new gas fired water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$125,700****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2950EXT1****Construction Cost \$48,000**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 2950INT1****Construction Cost \$48,000**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 6 - 8 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**ROOF REPLACEMENT****Project Index #: 2950EXT2****Construction Cost \$29,700**

The roof on this building was in fair condition at the time of the survey. The roof was installed in 2005 and the warranty expired in 2020 and planned for replacement. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 6 - 10 years to be consistent with the roofing program.



**BUILDING INFORMATION:**

Gross Area (square feet): 4,800	IBC Occupancy Type 1: 100 % B
Year Constructed: 1994	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 90 % Granite Stone	Construction Type: Concrete & Steel
Exterior Finish 2: 10 % Glazing	IBC Construction Type: III-A
Number of Levels (Floors): 3 Basement? Yes	Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$13,200	Project Construction Cost per Square Foot:	\$404.94
Priority Class 2:	\$1,804,800	Total Facility Replacement Construction Cost:	\$4,320,000
Priority Class 3:	\$125,700	Facility Replacement Cost per Square Foot:	\$900
Grand Total:	\$1,943,700	FCNI:	45%

**HEROES MEMORIAL ANNEX**

SPWD Facility Condition Analysis - 2311

Survey Date: 1/26/2021

## **HEROES MEMORIAL ANNEX BUILDING REPORT**

The Heroes Memorial Annex is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The single ply roofing was replaced in 2018 with a 20 year warranty. The roofing was replaced at the time of the Roof Seismic Stabilization project. The Attorney General's IT offices are located on the upper level while the lower level is occupied by the Veterans Hall. The building is located on the west side of the Heroes Memorial building. It has an ADA accessible ramp into the Veterans offices on the south side and both levels are connected to the Heroes Memorial Building. At the time of the 2021 survey, there is a planning project, CIP 19-P02, to seismically retrofit and remodel the building.

The facility's HVAC equipment is located in the structure known as the "Service Cube".

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,400****Currently Critical****Immediate to Two Years****Project Index #: 2311ADA3****SIGNAGE FOR ADA COMPLIANCE****Construction Cost \$2,400**

Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. Signage on the second floor should direct occupants to the new ADA Unisex restroom on the first floor. Americans with Disabilities Act Accessibility Guidelines (ADAAG) was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$6,076,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2311SFT2****BUILDING RENOVATION AND SEISMIC RETROFIT****Construction Cost \$5,912,000**

This building is an unreinforced masonry structure which requires seismic strengthening to meet current life safety codes. An initial study was done under CIP 07-M46 which provided detailed recommendations for a seismic retrofit. It also identified inefficient floor plans and circulation problems. The design through construction documents are being developed under CIP 19-P02. This project will provide significant upgrades to the structure, building systems, and provide more effective use of available spaces.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**Project Index #: 2311INT2****INTERIOR FINISHES****Construction Cost \$68,200**

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and every 7 - 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## LIGHTING UPGRADE

**Project Index #: 2311ENR1**

**Construction Cost \$23,900**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**Project Index #: 2311SFT4**

**Construction Cost \$22,500**

## REPLACE STAIR HANDRAILS

The handrails in several stairwells do not meet code for safety. The gripping surfaces are incorrect, the handrails do not have proper returns and they are not continuous from the top to bottom of the stairs. This project recommends the installation of handrails on both sides of stairwells, with proper returns and supports. IBC - 2006 Chapter 10 - Section 1012 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**Project Index #: 2311EXT2**

**Construction Cost \$50,000**

## WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 20 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

## PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects: \$68,190**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 2311EXT1**

**Construction Cost \$68,190**

## EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis to maintain the integrity of the structure.

## BUILDING INFORMATION:

<b>Gross Area (square feet): 6,819</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1951</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 40 % Brick Masonry</b>	<b>Construction Type: Concrete and Brick Masonry</b>
<b>Exterior Finish 2: 60 % Painted Stucco / EIFS</b>	<b>IBC Construction Type: V-A</b>
<b>Number of Levels (Floors): 2</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? No</b>	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<b>Priority Class 1: \$2,400</b>	<b>Project Construction Cost per Square Foot: \$901.48</b>
<b>Priority Class 2: \$6,076,600</b>	<b>Total Facility Replacement Construction Cost: \$3,410,000</b>
<b>Priority Class 3: \$68,190</b>	<b>Facility Replacement Cost per Square Foot: \$500</b>
<b>Grand Total: \$6,147,190</b>	<b>FCNI: 180%</b>

**ATTORNEY GENERAL'S OFFICE  
BUILDING REPORT**

The Attorney General's Office is a granite stone structure with a single-ply roofing system on a concrete foundation which was constructed in 1937. The single ply roofing was replaced in 2009 with a 15 year warranty. The building was designed in the modern style by architect Frederic DeLongchamps and contains the offices of the Attorney General. There are ADA compliant restrooms and building access as well as a fire suppression system. The building's HVAC equipment is located in the building known as the "Service Cube" which also contains ADA compliant restrooms and provides corridor access to Heroes Memorial and Annex structures as well as exit stairways.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$114,000**

**Currently Critical**

**Immediate to Two Years**

**EXIT SIGN UPGRADE**

**Project Index #: 0306SFT2  
Construction Cost \$5,000**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Additional signs are also needed to ensure a safe escape in case of a fire. IBC - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**INSTALL EMERGENCY EGRESS LIGHTING**

**Project Index #: 0306SFT1  
Construction Cost \$5,000**

There is inadequate emergency egress lighting in the building and the existing lights do not meet current standards. This project would provide for the purchase and installation of emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**INSTALL MAGNETIC DOOR HOLDERS**

**Project Index #: 0306SFT4  
Construction Cost \$30,000**

There are doors in the AG's office which have been propped open. In the event of a fire or other emergency, these doors would remain open, creating a possible hazard. This project recommends the installation of magnetic door holders, with closers, tied into the fire alarm, which would hold the doors open. In the event of a fire, the alarm would release the doors, allowing them to close. This applies to the one hour doors into the corridors.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**REPLACE STAIR HANDRAILS**

**Project Index #: 0306ADA3  
Construction Cost \$70,000**

The handrails in several stairwells do not meet code for safety or accessibility. The gripping surfaces are incorrect, the handrails do not have proper returns and they are not continuous from the top to bottom of the stairs. The east stairwell near the main entrance has an overhead hazard at the cane detection area under the stairs. This project recommends the installation of handrails on both sides of stairwells, with proper returns and supports as well as installing a barrier under the stairs. IBC - 2018 Section 1012 and ADAAG 4.4.2 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**Project Index #: 0306ADA2**  
**Construction Cost \$4,000**

## **SIGNAGE FOR ADA COMPLIANCE**

Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. Signage on the second floor should direct occupants to the new ADA Unisex restroom on the first floor. Americans with Disabilities Act Accessibility Guidelines (ADAAG) was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$624,300**

### **Long-Term Needs**

### **Four to Ten Years**

**Project Index #: 0306EXT1**  
**Construction Cost \$231,000**

## **EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and is recommended on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0306INT2**  
**Construction Cost \$231,000**

## **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and every 7 - 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0306EXT2**  
**Construction Cost \$162,300**

## **ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The roof was installed in 2009 with a 15 year warranty and should be planned for replacement. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet): 23,100</b>	<b>IBC Occupancy Type 1: 90 % B</b>
<b>Year Constructed: 1937</b>	<b>IBC Occupancy Type 2: 10 % A-3</b>
<b>Exterior Finish 1: 100 % Granite Stone</b>	<b>Construction Type: Concrete and Granite Stone</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: III-A</b>
<b>Number of Levels (Floors): 3</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? Yes</b>	

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$114,000</b>	<b>Project Construction Cost per Square Foot: \$31.96</b>
<b>Priority Class 2: \$0</b>	<b>Total Facility Replacement Construction Cost: \$13,860,000</b>
<b>Priority Class 3: \$624,300</b>	<b>Facility Replacement Cost per Square Foot: \$600</b>
<b>Grand Total: \$738,300</b>	<b>FCNI: 5%</b>



## FRANKIE SUE DEL PAPA BUILDING BUILDING REPORT

The Attorney General's Offices are located in the Frankie Sue Del Papa building, formerly the Ormsby County Courthouse, which was constructed in 1920. The building is designed in the monumental, neo-classical style by architect Frederic DeLongchamps, and is constructed of sandstone masonry. It has an asphalt composition hip roof and a concrete foundation. The building's HVAC system consists of gas fired boilers, air handlers and a chiller located inside and a small cooling tower located on the west exterior of the building. It has ADA accessible ramps, entrances and restrooms. The facility is in excellent condition.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$10,500**  
**Currently Critical** **Immediate to Two Years**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION** **Project Index #: 0261PLM3**  
**Construction Cost \$10,500**

This building contains water fountains on each floor that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of four drinking fountains to meet the ADA requirements, two on each floor. If drinking fountains are located in an exit access, it is recommended to review exit access requirements for projections into exit access width.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$30,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**MODIFY ROOF DRAIN PLUMBING** **Project Index #: 0261PLM1**  
**Construction Cost \$30,000**

The majority of the roof drain plumbing system is located inside the building and it exits the building near ground level. The building has decorative spouts mounted to the building exterior that do not do a very good job of draining the water away from the building. These drains also allow the wind to push the drain water back against the building. Poor site drainage causes many problems with buildings such as water infiltration. This project recommends that the drains be modified to deliver the drain water away from the building and that collection drain systems be installed to catch the roof drain water and carry it to the storm drain system. This project would be best served if coupled with the site drainage project located in the site report for this building.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$1,904,100**  
**Long-Term Needs** **Four to Ten Years**

**CENTRAL PLANT REPLACEMENT** **Project Index #: 0261HVA1**  
**Construction Cost \$1,600,000**

The major components of the HVAC central plant are approaching 20 years old, and are nearing the end of their useful life. Replacement equipment will be more reliable, efficient, and will include code-required safety provisions that are not currently installed. The R-22 refrigerant in the existing chiller system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. The temperature controls will be upgraded to improve energy efficiency. This project will replace the existing central plant equipment including chiller, cooling tower, boiler and associated pumps and accessories. Architectural modifications to the central plant are included in this estimate.

**Project Index #: 0261EXT1**  
**Construction Cost \$146,800**

## **EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, masonry sealing, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 - 9 years and is recommended on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0261INT1**  
**Construction Cost \$73,400**

## **INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and every 7 - 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0261EXT3**  
**Construction Cost \$83,900**

## **ROOF REPLACEMENT**

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 8 -10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet): 14,680</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1920</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Sandstone Masonry</b>	<b>Construction Type: Sandstone Masonry</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: III-B</b>
<b>Number of Levels (Floors): 3</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? Yes</b>	

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$10,500</b>	<b>Project Construction Cost per Square Foot: \$132.47</b>
<b>Priority Class 2: \$30,000</b>	<b>Total Facility Replacement Construction Cost: \$13,212,000</b>
<b>Priority Class 3: \$1,904,100</b>	<b>Facility Replacement Cost per Square Foot: \$900</b>
<b>Grand Total: \$1,944,600</b>	<b>FCNI: 15%</b>

## HEROES MEMORIAL BUILDING BUILDING REPORT

The Attorney General's Offices are located in the Heroes Memorial Building, which was constructed in 1920. The building is designed in the monumental, neo-classical style by architect Frederic DeLongchamps, and is constructed of unreinforced sandstone masonry. It has an asphalt composition hip roof and a concrete foundation. At the time of the 2021 survey, there is a planning project, CIP 19-P02, to seismically retrofit and remodel the building. The building's HVAC equipment is located in the building known as the "Service Cube".

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$36,200**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN UPGRADE** **Project Index #: 0244SFT1**  
**Construction Cost \$6,000**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Additional signs are also needed to ensure a safe escape in case of a fire. IBC - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**GFCI OUTLET INSTALLATION** **Project Index #: 0244ELE1**  
**Construction Cost \$200**

The existing receptacles in the restrooms in the elevator lobby and basement appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**INSTALL MAGNETIC DOOR HOLDERS** **Project Index #: 0244SFT5**  
**Construction Cost \$30,000**

There are doors in the building which have been propped open. In the event of a fire or other emergency, these doors would remain open, creating a possible hazard. This project recommends the installation of magnetic door holders, with closers, tied into the fire alarm, which would hold the doors open. In the event of a fire, the alarm would release the doors, allowing them to close.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: 12,955,400**  
**Necessary - Not Yet Critical** **Two to Four Years**

**BUILDING RENOVATION AND SEISMIC RETROFIT** **Project Index #: 0244STR1**  
**Construction Cost 12,489,000**

This building is an unreinforced masonry structure which requires seismic strengthening to meet current life safety codes. An initial study was done under CIP 07-M46 which provided detailed recommendations for a seismic retrofit. It also identified inefficient floor plans and circulation problems. The design through construction documents are being developed under CIP 19-P02. This project will provide significant upgrades to the structure, building systems, and provide more effective use of available spaces.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

## **DEMOLISH BOILERS**

**Project Index #: 0244PLM0**

**Construction Cost \$20,000**

The boilers in the basement of this building were abandoned in place when the building heating function was replaced by service from the Service Cube boilers. They should be removed and the space reclaimed for another use. This project includes capping existing utilities and removal of possible asbestos containing materials.

This project should be implemented concurrently with the BUILDING RENOVATION AND SEISMIC RETROFIT project.

## **INTERIOR FINISHES**

**Project Index #: 0244INT2**

**Construction Cost \$139,900**

The interior finishes were in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and every 7 -9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **JANITORS CLOSET REPAIRS**

**Project Index #: 0244INT3**

**Construction Cost \$4,000**

The mop sinks in the Janitor Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitor Closets.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

## **LIGHTING UPGRADE**

**Project Index #: 0244ENR1**

**Construction Cost \$49,000**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

## **REPAIR MARBLE FLOORING**

**Project Index #: 0244INT4**

**Construction Cost \$2,500**

The marble flooring at the entry area is damaged as well as the door threshold adjacent to the marble. Some of the marble tiles are completely missing and some are cracked and will continue to deteriorate. The damaged area is the main lobby. This project would provide for removing damaged materials and replacing them with new matching marble and a new door threshold.

This project or a portion thereof was previously recommended in the FCA report dated 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

## **REPLACE INTERIOR STAIR HANDRAILS**

**Project Index #: 0244SFT3**

**Construction Cost \$50,000**

The handrails in several stairwells do not meet code for safety. The gripping surfaces are incorrect, the handrails do not have proper returns and they are not continuous from the top to bottom of the stairs. This project recommends the installation of handrails on both sides of stairwells, with proper returns and supports. IBC - 2018 Section 1011 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

**Project Index #: 0244EXT1**

**Construction Cost \$201,000**

## **WINDOW REPLACEMENT**

The exterior windows appear to be original to the building. They are single pane, not energy efficient and the wood is in very poor condition. Many windows are no longer operational and have been screwed shut. This project recommends replacing the windows with Pella Monumental Clad Commercial Architect "Classic" model, to match the windows installed in the Frankie Sue Del Papa Building at the opposite end of the block. Costs were developed from information provided by the manufacturer's representative.

This project or a portion thereof was previously recommended in the FCA report dated 09/09/2003 and 12/10/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2021.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$197,320**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0244EXT3**

**Construction Cost \$139,920**

## **EXTERIOR FINISHES**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, masonry sealing, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0244EXT4**

**Construction Cost \$57,400**

## **ROOF REPLACEMENT**

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 8 -10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 13,992	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1920	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Sandstone Masonry	<b>Construction Type:</b> Unreinforced Sandstone Masonry
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> III-B
<b>Number of Levels (Floors):</b> 3	<b>Percent Fire Suppressed:</b> 100 %
<b>Basement?</b> Yes	

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$36,200	<b>Project Construction Cost per Square Foot:</b> \$942.60
<b>Priority Class 2:</b> \$12,955,400	<b>Total Facility Replacement Construction Cost:</b> \$9,794,000
<b>Priority Class 3:</b> \$197,320	<b>Facility Replacement Cost per Square Foot:</b> \$700
<b>Grand Total:</b> \$13,188,920	<b>FCNI:</b> 135%

## **NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

## **REPORT DEVELOPMENT:**

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile





Attorney General Offices Complex - Site #9917  
Description: Crack Fill & Seal Parking Recommended.



Attorney General Offices Complex - Site #9917  
Description: ADA Compliant Handrails Needed.





Attorney General Offices Complex - Site #9917  
Description: Building & Site Drainage Improvements Needed.



Heroes Memorial Building - Building #0244  
Description: GFCI Outlet Installation Needed.



Heroes Memorial Building - Building #0244  
Description: Boiler Demolition Needed.



Heroes Memorial Building - Building #0244  
Description: Interior Handrail Replacement Needed.





Heroes Memorial Building - Building #0244  
Description: Renovation & Seismic Upgrade Needed.



Frankie Sue Del Papa Building - Building #0261  
Description: Exterior of the Building.





Frankie Sue Del Papa Building - Building #0261  
Description: Dual Level Drinking Fountains Needed.



Frankie Sue Del Papa Building - Building #0261  
Description: HVAC System Replacement Planning Recommended.





Frankie Sue Del Papa Building - Building #0261  
Description: Roof Replacement Planning Recommended.



Attorney General's Office - Building #0306  
Description: Exterior of the Building.





Attorney General's Office - Building #0306  
Description: Interior Handrail Replacement Needed.



Heroes Memorial Annex - Building #2311  
Description: Renovation & Seismic Upgrade Needed.





Heroes Memorial Annex - Building #2311  
Description: Interior Lighting Upgrade Needed.



Heroes Memorial Annex - Building #2311  
Description: Window Replacement Needed.





Service Cube Building - Building #2950  
Description: Exterior of the Building.



Service Cube Building - Building #2950  
Description: HVAC System Replacement Needed.